LIGHT INDUSTRIAL/WAREHOUSE UNITS
2,380 SQ.FT. – 7,140 SQ.FT.
(221.11m² - 663.33m²)
TO LET

WATSON DAY
CHARTERED SURVEYORS
01634 831118

RAILWAY STREET INDUSTRIAL ESTATE
RAILWAY STREET
GILLINGHAM ME7 1YQ

Typical interiors

LOCATION:
Railway Street Industrial Estate is situated off Railway Street, on the eastern edge of Gillingham town centre. There is good access to the Medway Towns Northern Relief Road and from here to both junctions 1 and 4 of the M2 motorway, as well as the rest of the Medway Towns area.

DESCRIPTION:
The units comprise industrial/workshop units of traditional steel portal framing with elevations of brickwork and profile sheet metal cladding which is lined and insulated internally. Eaves height is approximately 5m. Access is via roller shutter doors to the front leading onto a concrete surfaced forecourt area. All mains services are available to each unit.

At one end of the estate is a concrete surfaced yard area which is available to let separately.

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77 High Street, Chatham, Kent ME4 4EE
Fax: 01634 831130 watsonday.com

ACCOMMODATION:

Unit 1	2,380 sq.ft.	(221.11m²)
Unit 2	2,380 sq.ft.	(221.11m²)
Unit 3	2,380 sq.ft.	(221.11m²)
Unit 8	2,380 sq.ft.	(221.11m²)

Units 1, 2 & 3 can be readily combined to provide larger sizes

Separate concrete surfaced yard area 2,050sq.ft. (190.45m²)

TERMS:

The accommodation is available to let on new leases for terms to be agreed.

RENT:

Unit 1	£15,470 per annum exclusive.
Unit 2	£15,470 per annum exclusive.
Unit 3	£15,470 per annum exclusive.
Unit 8	£15,470 per annum exclusive.

Yard area £ 3,075 per annum exclusive.

LEGAL COSTS:

Both parties' legal costs to be borne by the ingoing tenant.

VIEWING & FURTHER INFORMATION:

Via the lessor's joint sole agents:

WATSON DAY CHARTERED SURVEYORS
Tel: 01634 831118

CORE COMMERCIAL
Tel: 01892 834483

IMPORTANT NOTICE:
Watson Day Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i) All rents, prices or other charges given are exclusive of VAT;
ii) Any equipment, fixtures and fittings or any other item referred to have not been tested unless specifically state;
iii) These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Applicants must satisfy themselves by inspection or otherwise as to the correctness of them;
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